

**TOWN OF LOS GATOS**  
**110 East Main Street, Los Gatos, CA 95032 (408) 354-6872**

-----  
SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **APRIL 3, 2007** HELD IN THE NEIGHBORHOOD CENTER, ROOM 214, 208 EAST MAIN STREET, LOS GATOS, CALIFORNIA.  
-----

The meeting was called to order at 9:05 A.M. by Chair Baily.

**ATTENDANCE**

Members Present:

*Sandy Baily*, Associate Planner

*Wayne Hokanson*, Fire Department

*Anthony Ghioffi*, Building Official

*Fletcher Parsons*, Associate Engineer

*Guido Persicone*, Assistant Planner

**CONTINUED PUBLIC HEARING**

**ITEM 1:**     262 Los Gatos Boulevard  
                  Architecture and Site Application S-05-049

Requesting approval to demolish a pre-1941 single family residence and to construct a new residence on property zoned R-1D.

APN 532-36-020

PROPERTY OWNER: Maria L. Salcedo

APPLICANT: Rigoberto R. Beltran

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project and discussed the revisions made to the plans to mitigate some of the previous concerns raised at the last hearing on this matter.
3. Applicant was introduced.
4. Members of the public were present:  
Denise Harr, neighbor, discussed privacy concerns which were mitigated by the proposed obscured glass. Reiterated concern about height of structure and discussed the possibility of having a tree removed on her property due to tree trimming proposed on the subject site.
5. Public hearing closed.
6. *Ghioffi* moved to approve the application subject to the conditions presented with the following findings and considerations:
  - (a) That the proposed project is categorically exempt, pursuant to Section 15303 of the California Environmental Quality Act as adopted by the Town; and
  - (b) As required by Section 29.10.09030 (c) and (e) of the Town Code, for the demolition of the existing single family residence:
    - (1) The structure is determined not to have any special historical, architectural or aesthetic interest or value; and
    - (2) The Town's housing stock will be maintained because a new house is proposed; and
    - (3) The existing structure is not historically or architecturally significant; and

- (4) The property owner does not want to maintain the existing structure; and
  - (5) The economic utility of the building has been exceeded.
  - (c) That the project is in conformance with the considerations for Architecture and Site applications as set forth in Section 29.20.150 of the Zoning Ordinance; and
  - (d) That the work proposed is consistent with the Redevelopment Plan for the Central Los Gatos Redevelopment Project Area (Section IV.B).
7. *Parsons* seconded, motion passed unanimously.
8. Appeal rights were cited.

### **OTHER BUSINESS**

**None**

### **ADJOURNMENT**

Meeting adjourned at 9:15 A.M. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.

---

Sandy L. Baily, Associate Planner